



Bemerton Gardens Kirby Cross, CO13 0LQ

***** GUIDE PRICE £280,000 - £290,000 ***** Located in the popular area of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this **FOUR BEDROOM SEMI-DETACHED HOUSE** positioned in a cul-de-sac position. The property benefits from spacious living areas, four bedrooms and approximately a 79' rear garden. The property is conveniently situated within one and a half miles of Frinton's town centre, seafront and mainline railway station. It is in the valuer's opinion that a viewing is highly recommended to appreciate the accommodation and size on offer.

- Four Bedrooms
- 14'3 x 13'2 Lounge
- 10'9 x 10' Kitchen
- 11'6 X 10'10 Dining Room
- Conservatory
- Utility Room
- Off Street Parking
- Cul-de-Sac Position
- Council Tax Band - B
- EPC Rating - D



Guide Price £280,000 Freehold

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Double glazed window to side. Radiator. Doors to:



LOUNGE

14'3 x 13'2

Radiator. Fire surround with inset log burner. Double glazed bay window to front.



KITCHEN

10'9 x 10'

Fitted with a range of white fronted units at both eye and floor level. Laminated square edge work surfaces. Inset stainless steel single drainer sink unit. Space for range cooker. Space for fridge/freezer. Wall mounted boiler serving hot water and heating. Double glazed window to rear. Open access to:



DINING ROOM

11'6 x 10'10

Radiator. Double glazed sliding patio doors to rear giving access to conservatory.



CONSERVATORY

11'7 x 11'2

Radiator. Double glazed windows to side and rear. Double glazed door to side giving access to outside rear.



UTILITY ROOM

8'9 x 5'8

Wooden work surface with inset 'Butler' sink. Plumbing and space for washing machine and tumble dryer. Two double glazed windows.



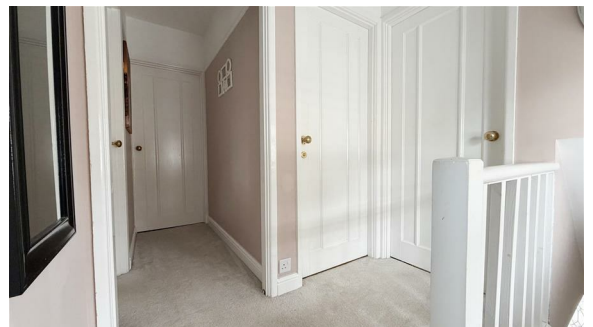
GROUND FLOOR CLOAKROOM

Low level WC. Wall mounted sink in vanity unit with cupboard under. Tile splash back.



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to:



BEDROOM ONE

11'8 x 11'3

Radiator. Fitted wardrobes. Two double glazed windows to front.



BEDROOM TWO

10'10 x 8'

Radiator. Double glazed window to rear.



BEDROOM THREE

9'4 x 8'7

Radiator. Double glazed window to front.



BEDROOM FOUR

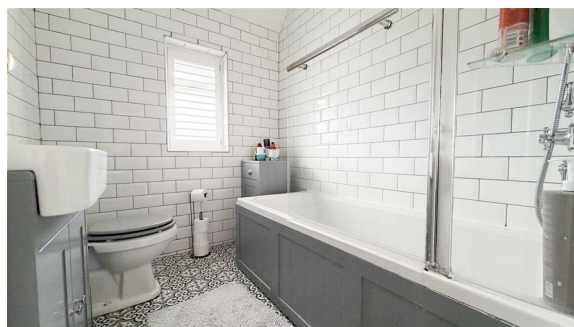
7'7 x 6'1

Radiator. Double glazed window to rear.



BATHROOM

Three piece suite. Low level WC. Panel enclosed bath with wall mounted shower. Wall mounted sink in vanity unit with cupboards under. Radiator. Fully tiled walls. Double glazed window to rear.



OUTSIDE - REAR

approx 79'

Paved patio area. Remainder laid to lawn. Storage shed.

OUTSIDE - FRONT

Hard standing area providing off street parking for two vehicles.

Tenure: Freehold

Council Tax: Tendring District Council.

Council Tax Band; B

Payable 2025/2026 £1801.78 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: NA

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GP 04/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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